



Welcome to Taberna

Beautiful Golf Course Community *Fabulously Landscaped Private Yard!*

**408 Emmen Road
New Bern, NC**

**MLS: 27504
List Price
\$334,900**

DESCRIPTION:

Located in beautiful Taberna, offering miles of bike paths, as well as a canoe dock for all residents. Taberna Country Club memberships are optional, and include an 18-hole Championship Golf Course, Jr. Olympic size pool, Lighted Tennis Courts, and beautiful Clubhouse for dining.

PROPERTY FEATURES:

- Beautiful Columned Front Porch and great "curb appeal". Unique floor plan and extremely well-maintained!
- Spacious Great Room with cathedral ceiling, 2 skylights for natural lighting and brick fireplace
- Gracious entry foyer with Hardwood floors.
- "Gourmet's Kitchen", with ceramic tile backsplash, cooktop, pantry, custom cabinetry and numerous extras!
- Inviting Glassed Sunroom with stamped-concrete floor overlooking lovely views of Nature!
- Master Bedroom Suite with tray ceiling, solar tube in MBR Bath, dual vanities, jet tub and walk-in closet.
- Ceiling fans in Great Room and all bedrooms, and central vacuum.
- Large Bonus Room with private Bath on 2nd level makes a great guest suite!
- Fabulously landscaped private yard with irrigation system.
- Additional Work-shop area in garage.
- Taberna HOA fee \$235/year

TABERNA COVENANTS: View at www.TabernaHOA.org



Dianne Dunn & **Team New Bern**



NewBernHomes.com

Keller Williams Realty

Excellence is our Standard!

CONTACT INFORMATION:

Dianne Dunn, CRS, GRI, e-PRO®, ASP™

Keller Williams Realty
2117 S. Glenburnie Rd., Suite 14
New Bern, NC 28562

Email: DDunn@NewBernHomes.com

Toll Free: 888-781-8800

Direct: 252-636-3301

Visit us on the Web

Virtual Tours of Homes at

www.NewBernHomes.com



Member:



Taberna Community Information



Compliments of Dianne Dunn and Team New Bern

In Switzerland, "Taberna" translates to "place of hospitality". Taberna was the original name of Bern, Switzerland, (New Bern, North Carolina's sister city), prior to its founding in 1191. It is now the name of New Bern's newest golfing community - a friendly place, rich with good neighbors. Lovely custom Homes, townhouses and patio homes will blend into the environment surrounding Taberna's "centerpiece", an 18 hole championship golf course, designed by Jim Lipe, Senior Design Associate for the Jack Nicklaus Design Group.

Taberna is edged by two creeks, and the beauty of the community, with its abundant wildlife, can be enjoyed by strolling along the pedestrian loop or paddling down the Brice's Creek canoe trails.

Taberna Country Club:

(Optional Membership, Pool, Tennis,
Dinner/Lunch Reservations) 634-1600

Taberna Pro Shop:

514-2854
Golf Pro: Scot Campbell
18-hole Golf Course, Par 72
Yardage: Blue 6917, White 6443, Gold 6097, Red 5113

Membership Fees:

Initiation Fee (Full Club):	Family	\$7,500
	Individual	\$5,000
Monthly Dues:	Family	\$250/mo.
	Individual	\$197/mo

Initiation Fee (Social):	Family	\$3,500
	Individual	\$2,500
Monthly Dues:	Family	\$115/mo
	Individual	\$90/mo.

Trail Fees: (personal cart owner)	Family	\$1,748/yr.
	Individual	\$1,650/yr.

Property Owners Association (POA): \$235/year

Includes maintenance of entrance, Taberna Park, Lake, and all other common areas. (Add'l \$25/yr for all lakefront lots in Phase 1)

Services:

City of New Bern (Water, Electric, Trash & Recycling)	636-4001
Embarq Telephone	633-9011
Suddenlink Communications (Cable TV)	638-3121

Trash and Recycling - Same as the county-wide program, once a week (Tuesdays)

TV Satellite Dishes - Allowed with a limit of 24" in size.

Leash Law: City of New Bern. Dogs to be on leashes at all times when off their own property.

Fences: Allowed in back yards from the side-house line, and must be approved by the HOA (Home Owners Association).

Property Taxes - Taberna residents pay Craven County Tax and City of New Bern:
2007 Tax Rate for Real Estate: .61 cents per \$100 of tax value for the County, and .505 cents per \$100 for City of New Bern.
Total: \$1.12 per \$100 of tax value

Craven County Schools for Taberna Students:

K through grade 5: Creekside Elementary School— 514-6431

Grades 6 - 8: H. J. MacDonald Middle School — 3127 Elizabeth Ave., New Bern, 514-6450

Grades 9 - 12: New Bern High School — 4200 Academic Dr, New Bern 514-6400

North Carolina Taxes:

The North Carolina Department of Revenue Website is:
www.dor.state.nc.us/DOR/

NOTE: Information above is for information purposes only, and not guaranteed to be currently accurate by Listing Company or Agent Dianne Dunn